

Master Plan Implementation Committee
Minutes for May 26, 2016

Date: May 26, 2016

Time: 6-7:15 PM

Location: Town Hall Annex, first floor conf. room

Members Present: Charlie Kalauskas, Ann LeRoy, Mike Byrne, Joe Barr, Adam Chapdelaine, Wendy Richter, Ralph Willmer, Pete Howard. Absent from the meeting was Andrew Bunnell.

Also in attendance: Steve Revilak – resident/ town meeting member; Planning and Community Development Department (DPCD) staff Jenny Raitt, Laura Wiener, Ted Fields, and Joey Glushko.

The meeting began at 6:05 PM. The minutes of April 21 were reviewed, and approved as amended.

Charlie Kalauskas introduced a recap of the Annual Town Meeting and thanked Andrew Bunnell, Michael Byrne and the DPCD staff for their work on the presentation and answering questions from Town meeting members. The mixed use and reduced parking warrant articles (Articles 6 and 7) were well received and were adopted. The articles related to residential development did not get adopted; comments indicated confusion and misunderstanding about the ARB proposals, and those submitted by registered voters. Additional work is needed for the residential articles, including expanded outreach, if a better outcome is sought. Adam Chapdelaine directed attention to the importance of good visuals for this outreach effort, and felt that we may need to spend some money for them, to support these articles.

The following priorities for MPIC were proposed for FY2017

1. Zoning Recodification
2. Housing Production Plan - this will generate a number of new zoning items
3. Mill Brook Corridor Redevelopment
4. Preservation and Enhancement of Historical and Cultural Resources

Revenue needed to support the work of the MPIC

Jenny Raitt noted that \$50,000 of CDBG funds is available for consultant and outreach efforts, for FY2017. This would be for a rewrite without changing policy.

A number of working groups will be established in the coming months. The Residential Study Group, recommended by the Town Meeting, will be a component of the Zoning Recodification Working Group. Also proposed are Historic/Cultural Resources Working Group and a Mill Brook Corridor Plan Advisory Committee. The MPIC reviewed the Proposal for the Recodification Working Group and the Residential Study Group and amended the content; Pete Howard proposed acceptance of the amended proposal, seconded by Ralph Willmer; it was approved unanimously. These are the accepted changes:

1. A seventh item was added to the responsibilities of the Zoning Recodification Working Group:

"7. Make recommendations to the MPIC, which will bring final recommendations to ARB"

2. For the Residential Study Group, the membership composition is slightly altered: "~~.....one Arlington resident from the construction industry,~~" will be changed to read ".....one Arlington resident from the residential development/construction industry,".

Adam Chapdelaine suggested that how these two groups will work together still has to be worked out. The Residential Working Group will report regularly to the Recodification Group. The Recodification Group will bring its input to the MPIC. All the meetings of the groups would be open to the public.

The proposal for the Historic/Cultural Resources Working Group was discussed. Jenny Raitt commented that scoping of the role and initiatives of these groups is not yet fully defined. The Planning Department will help guide the creation of the Mill Brook and Historical/Cultural groups; the Town Manager will guide the creation of the Recodification Working Group and the Residential Study Group.

Members of MPIC volunteered to be part of these new groups:

1. Historic/Cultural Resources Working Group - Pete Howard and Ann LeRoy; additionally, Ann LeRoy will be the MPIC liaison to the Cultural District planning group.
2. Mill Brook Corridor Plan Advisory Committee - Joe Barr and Wendy Richter; Ann LeRoy expressed interest, as the Open Space Committee were early supporters of this corridor; Andy West will represent the ARB on this Committee;
3. Zoning Recodification Committee - Ralph Willmer and Charlie Kalaszkas; Mike Byrne will represent Inspectional Services;
4. Residential Study Group - Mike Byrne (or Rick Vallarelli)

Ted Fields reported on the status of the creation of the Cultural District.

Laura Wiener reported on the status of the Housing Production Plan; fifteen strategies are proposed. This Plan will be brought to the ARB for review and adoption in June, and to the Board of Selectmen for review and adoption in July.

Laura also reported on the Town's Complete Streets program. The program was approved by MassDOT, and the TAC working group is beginning development of the prioritization plan. The TAC working group will meet with DPW Director Mike Rademacher and Town Engineer Wayne Chouinard on June 1 to start the Prioritization Plan.

The next meeting of the MPIC will be on July 28, at 6 PM in the Town Hall Annex, first floor conf. room. Included on the July 28 agenda will be participation in the Town Day event.

The meeting adjourned at 7:10 PM.

Minutes submitted by Joey Glushko